



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 19.09.2023.

Item No. 227.40

(xi) **Promoter : KBM Real Estate Development Pvt. Ltd.**

Project : "Nityam Avenue" an Affordable Residential Plotted Colony under DDJAY 2016 on land measuring 5.41 acres situated in the revenue estate of village Unchagaon, Sector-63, Faridabad.

Temp ID : RERA-PKL-1301-2023

Present: Adv. Rohan Gupta Counsel on behalf of applicant/ promoter.

1. Authority vide its orders dated 11.09.2023 conveyed the following observations:-

4. *As regards the issue as to who will maintain the project for the next 5 years, Adv. Rohan Gupta, on behalf of applicant/promoter, submitted that KBM will maintain the project. However, Authority pointed out to the contrary clauses in License No. 78 of 2023, Joint Venture Agreement and LC-IV Agreement dated 10.04.2023. Authority observes that an addendum be executed to the Joint Venture Agreement dated 31.10.2022 by KBM undertaking that it will maintain the project for the next 5 years.*

2. The applicant/promoter vide reply dated 12.09.2023 has submitted an undertaking dated 12.09.2023 from M/s KBM Real Estate Development Pvt. Ltd. declaring that "the company undertakes to maintain the residential plotted colony in terms of the license granted by the Department Town and Country Planning, Haryana for a period of five years from the date of grant of occupation certificate".

3. The applicant/promoter has also submitted an undertaking dated 12.09.2023 from M/s D G Homes Pvt. Ltd. stating "that the company hereby confirms that the developer company M/s KBM Real Estate Development Pvt. Ltd. shall be responsible to undertake



the maintenance of the residential plotted colony to be developed in accordance with the terms of the license for a period of five years from the date of grant of completion certificate and the company does not have any objection to the same”.

4. After consideration, the Authority finds the above mentioned undertakings in order and decides to register the project subject to the following condition that

i) M/s KBM Real Estate Development Pvt. Ltd. shall maintain and upkeep all roads, open spaces, public park and public health services for a period of 5 years from the date of issue of the completion certificate.

ii) Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.

iii) Promoter shall submit a copy of service plans estimates to the Authority immediately after their approval by Town & Country Planning Department.

iv) Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.2165 acres (876.14 sq. mtrs.) to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.

5. Disposed of. File be consigned to record room after issuance of registration certificate.

~~ad~~
22/9/23



True copy

Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

(A (Ravneet))